



Compliance by Meeting the EUI_t

This document can be used to assist building owners in pursuing compliance by meeting the energy use intensity target (EUI_t).

Note: The Clean Buildings Performance Standard consists of ASHRAE Standard 100-2018 and state amendments to ASHRAE Standard 100-2018, WAC194-50.

The following outlines the steps towards demonstrating compliance by meeting the EUI_t:

- 1) **Watch** [Clean Buildings 101](#) for an overview of the Clean Buildings Performance Standard.
- 2) **Gain** an understanding of the Clean Buildings Performance Standard.

To understand the full scope of the rules you must read both:

- [ASHRAE Standard 100-2018](#) Energy Efficiency in Existing Buildings.
- [WAC 194-50](#) (WA amendments to Standard 100).

Note: Inserts or an integrated document will be available at a later date.

- 3) **Determine** if the building is exempt. See Annex [Z4.1](#) or the [exemption checklist](#).
- 4) **Benchmark** the building. Benchmarking is an important process in defining which performance metric to pursue for compliance with the standard.

Note: Buildings unable to measure EUI in accordance with Section 5.2 shall pursue compliance in accordance with the investment criteria performance metric and are not required to create an ESPM account.

To meet the EUI_t, a weather normalized EUI (WNEUI) must be developed using Energy Star Portfolio Manager (ESPM) and measure equal to or less than the EUI_t.

- a) To learn how to use ESPM and benchmark your building:

Compliance dates are by building size:

- June 1, 2026 – over 220,000 sf
- June 1, 2027 – 90,001-220,000 sf
- June 1, 2028 – 50,000-90,000 sf

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i) You can sign up for the Environmental Protection Agency (EPA) [training series](#) on using Energy Star Portfolio Manager for benchmarking;

ii) Or watch [training videos](#) created by the Smart Building Center.

b) Create an [Energy Star Portfolio Manager account](#).

Tip: Understand your utility providers' role in compliance. Utilities are required to provide energy consumption data to building owners upon request. Large utilities (greater than 25,000 customers) are required to provide this data using Energy Star Portfolio Managers' automated upload protocol. Smaller utilities are to provide the data to building owners in an excel document, meeting Energy Star Portfolio Manager specifications (See [RCW 19.27a.170](#)).

5) Develop the EUI for the building in accordance with Section 7 of the Clean Buildings Performance Standard.

Note: Buildings unable to develop a EUI shall pursue compliance in accordance with the investment criteria performance metric.

6) Develop and implement the Energy Management Plan (EMP) and associated Operations and Maintenance program (O&M) for each building as outlined in Sections 5 and 6 of the Clean Buildings Performance Standard.

- The EMP and O&M are mandatory requirements for all covered commercial buildings. Implementation of these requirements can begin at any time. The O&M requirements must be implemented 12 months prior to the mandatory compliance date.

Tip: Designate an Energy Manager and identify your qualified person. A qualified person requires specific expertise, and certification. Click here for defined [roles and responsibilities](#).

7) Measure weather normalized EUI within the ESPM account. Use a minimum of 12 consecutive months of energy data, measured in a period not to exceed two years prior to the submission of compliance documentation demonstrating the EUI has been met prior to the compliance date.

8) Submit the documentation of compliance. Building owners must provide the following documentation to verify the building weather normalized EUI is less than or equal to the building EUI, the energy management plan is complete, and the O&M Program has been implemented for a minimum of 12 months.

- Form A – Includes documentation of weather normalized EUI and the calculated EUI for the building. It also requires upload of the building energy management plan and O&M program, in addition to Form D for reporting any energy audit performed on the building.
- Form B – Documents the EUI calculated for the building.

Note: Both Form A and Form B will be available on the Clean Buildings Portal

- Form C – A specific report uploaded from the Energy Star Portfolio Manager account for the building. The report documents the weather normalized EUI in addition to other building characteristics and data.

Note: Document compliance through the Clean Buildings Portal as early as July 1st, 2023

Need more time to comply? Conditional Compliance is a temporary compliance method that can be applied if the EUI or investment criteria will not be met by the scheduled compliance date. Applicants can avoid potential penalty when Conditional Compliance is approved and requirements maintained.

For additional guidance or questions on how to achieve compliance by meeting the EUI, please contact buildings@commerce.wa.gov.